



**Moseley Wood Croft, LEEDS LS16 7JJ**



**welcome to**

**Moseley Wood Croft, LEEDS**

An extended three bedroom semi-detached home situated in a lovely position in a cul-de-sac in a sought after Cookridge area. Benefiting from a DRIVEWAY, GARAGE & STORE! Spacious and versatile accommodation, in need of some modernisation! Enclosed rear garden! Internal viewing is a must!



## Moseley Wood Croft

An extended three bedroom semi-detached family home in a much sought after Cookridge location close to local amenities, good schools and transport links. The property itself is in need of some modernisation however will make a fabulous family home with versatile, spacious accommodation throughout which briefly comprises; Entrance hallway, lounge, second reception room and fitted kitchen to the ground floor. The first floor offers three good sized bedrooms and the house bathroom, the landing provides access to the loft.

The property benefits from a generous driveway to the front, a single garage and store room which provides ample off street parking and storage. An attractive well cared for enclosed rear garden is a lovely tranquil space. Internal viewing is highly recommended to appreciate the size and potential this home has to offer.

## Ground Floor

### Entrance Hallway

Door with attractive stained glass windows to the front, radiator and stairs leading up to the first floor

### Lounge

13' 3" x 12' 4" max ( 4.04m x 3.76m max )

A spacious lounge with neutral decor, radiator, electric fire with brick surround, leaded bay window to the front allowing ample natural light. Internal double doors lead through to;

### Dining Room

15' 7" x 8' 4" ( 4.75m x 2.54m )

A useful second reception room ideal as a formal dining room with radiator, useful understair storage. Door leads through to;

## Kitchen / Diner

14' 11" x 9' 5" ( 4.55m x 2.87m )

A generous fitted kitchen with a range of wall and base units in a solid wood shaker style with complementary work surfaces over which incorporate a stainless steel sink unit and gas hob. Integrated electric oven, space for under counter fridge and freezer, plumbing for washing machine and dryer. Tiled splash backs, laminate flooring, ample space for table and chairs, window to the rear and door opening out onto the rear garden.

## First Floor

### Landing

with stairs from the ground floor, window to the side and access to the loft with is boarded with light

### Bedroom One

11' 3" + bay x 9' 9" ( 3.43m + bay x 2.97m )

A good sized double bedroom with neutral decor, useful fitted wardrobes, radiator and bay window to the front

### Bedroom Two

9' x 8' 7" ( 2.74m x 2.62m )

A second good sized bedroom with radiator, integrated wardrobes and window to the rear with views over the garden.

### Bedroom Three

16' 3" x 7' 8" max ( 4.95m x 2.34m max )

A good sized third bedroom with radiator, fitted wardrobe, velux window and window to the rear

### Bathroom

8' 4" x 5' 6" ( 2.54m x 1.68m )

A generous family bathroom which comprises; bath with shower over and screen, wash basin, wc, tiled walls, heated towel rail and window

## Outside

The property benefits from a driveway to the front allowing off street parking for two cars. There is also a single garage with a workshop to the rear, providing ample storage. An attractive rockery garden to the front and mature hedge borders.

The private and enclosed rear garden is a lovely space with garden laid to lawn with mature borders with stone flagged terrace. An ideal space for families and to entertain.

## Garage

16' 4" x 8' 8" ( 4.98m x 2.64m )

A useful single garage with up and over doors and ideal storage

## Store

12' 1" x 8' 8" ( 3.68m x 2.64m )

Accessed via the rear garden with window and door through to the garage



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## Moseley Wood Croft, LEEDS

- Extended Three Bedroom Semi-detached Home
- Driveway To the Front
- Garage & Store Room
- Great Cookridge Location
- Private, Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited

guide price

**£325,000 - £350,000**



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